

City of Milpitas
Neighborhood Services and Education Subcommittee
City Hall Committee Conference Room

Meeting Notes

Monday, February 2, 2009

UNAPPROVED MEETING MINUTES

- 1. Flag Salute** None
- 2. Call to Order** Council Member Polanski called the meeting to order at 6:05 p.m.

Attendance: *City Council:* Council member Polanski
Staff: Greg Armendariz ; Steve Erickson ; Bonnie Greiner;
Jennifer Tagalog;

3. Citizens Forum (remarks limit to 3 minutes):

- None

4. Announcements:

- None

5. Civic Senior Center, Project 8176

1. Update on New Senior Center Project

Greg Armendariz, Public Works Director, provided an overview of the new Senior Center project reviewing facility programming space, indoor/exterior elements, entrance, etc.) Display boards were also reviewed showing examples of the exterior and interior finishes and furniture selections.

Mr. Armendariz, indicated that the bid package also included five add alternate items for consideration of submitted pricing after the bid opening. The add alternate items will provide additional value to the Senior Center and will provide a more useable building for the proposed programming.

Below outlines the add alternate items:

- 1) Operable partition between classrooms - \$17,000;
- 2) Four additional entry way windows - \$9,000;
- 3A) South west exterior mineral panel with integral color - \$78,000;
- 3B) Patio area exterior mineral panel with integral color - \$87,000;
- 3C) Entry way area exterior mineral panel with integral color - \$72,000;
- 4) Athletic wood flooring system in lieu of the base bid vinyl - \$58,000;
- 5) Add 24 – inch and 15 gallon box trees at west frontage - \$10,000;

Subtotal of add alternate items were \$331,000 and the cost can be absorbed in the project budget.

Total construction contract amount recommended for award is base bid plus five add alternate items at a cost of \$6,761,000.

The bids were closed on January 27, 2009 and the following company submitted bid proposals: (C. Overraa & Company, Swenson & Assoc., Ralph Larsen, Roebbelen, West Coast, McCrary, and Gonsalnes & Stronick). C Overra & Company Inc. was the apparent responsive low bidder recommended for award. The base bid is \$6,430,000 as corrected, and is the basis for award. The bid had three minor, waivable irregularities: the total was not added correctly, the total was not provided in words, and the bid did not list the percentages for work performed by subcontractors. Under the bid document requirements, the true mathematical total of bid items constitutes the base bid. All irregularities are therefore immaterial and minor in nature under state law and the bid document requirements, and do not change the low bidder determination.

Mr. Armendariz outlined the organizational chart for the Senior Center Project construction, which will be managed by the Library construction team staff. The Senior Center project construction contingency has been established at \$1,750,000. It was recommended to continue with the contract change order policy that was approved for the successful North Main Street Projects – Library, Parking Garage, and Streetscape. Staff authorized to execute change orders for the Senior Center Project, provided that change orders to not exceed the established construction contingency amount for the project, and do not require an additional appropriation. This allows for timely completion of the project while addressing the need to respond quickly to construction conditions to avoid and limit potential risks to the City. Staff will report on time-critical change orders after execution at the regular monthly progress reports to the Subcommittee and Council.

Staff also reviewed the budget status and project schedule with this item being brought forward to the Redevelopment agency at the February 17, 2009, City Council meeting. Construction is estimated to begin in March 2009. The construction will last approximately 15 months and the projected grand opening will be sometime in July 2010.

Council member Polanski recommend the following to the City Council:

- 1) Receive and file progress report for the Milpitas Senior Center Project No. 8176; and
- 2) Recommend to award construction contract for Milpitas Senior Center, Project No. 8176 to C. Overra & Company Inc. in the amount of \$6,671,000, including the five add alternate items.;
- 3) Authorize Staff to execute change orders for the Senior Center Project, providing that change orders do not exceed the established construction contingency amount for the project, and do not require an additional appropriation.

Bonnie Greiner, Parks and Recreation Director, questioned when the subcommittee would like to meet. Council member Polanski indicated that the 4th Tuesday of the month at 6:00 p.m. worked for her, however, staff would need to double check if that would work for Vice Mayor McHugh as well.

The date of the Groundbreaking Ceremony was tentatively scheduled for March 30th at 9:00 a.m., however, was pending approval from Vice Mayor McHugh.

6. Set Next Meeting Date: TBD

7. Adjournment

- Adjournment: 6:40 p.m.